SOUTHWEST
RANCH & FARM SALES
PRESENTS

HALL RANCH

400 +/- ACRES Price Reduced to $1,950 per acre

N.E. Texas Recreation and Hunting Ranch with ability to run livestock

Information in this brochure is from sources deemed reliable, but no warranty or representation is made as to the accuracy by the seller or its agents. The seller and its agents expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale.

Property Description

Acres: 400 ± acres

Price: Reduced to $1,950 per acre

Animal Units: Runs 30 cows

Terms: Cash

Location: Red River County, 8 miles south of Clarksville, TX on FM 910, on both sides of the road. 1 hour and 45 minutes from Dallas metroplex.

Comments: This beautiful ranch is ideal for a recreation and hunting ranch or to run livestock. Presently there are about 30 cows on the ranch, most with calves. Mature, large hardwoods are found throughout the property and hunting for deer or hogs is exceptional.

Water: Property has no water meter, but water line fronts the property as does electricity.

Terrain: This rolling hills ranch is approximately 65% beautiful huge hardwoods and 35% open bottom land for livestock. A creek meanders through the property.

Fences: Fences are marginal with some needing repair. They are sufficient to run cows at the present time.

Grasses: Bermuda grass, Bahia grass, native grasses.

Game: Large number of whitetail deer, wild hogs, ducks and small game.

Minerals: Seller thinks he owns 50% of the minerals, but does not warrant owning any minerals. Owner will convey half (50%) of owned minerals in this property to buyer at closing.

When buying property, offered by Southwest Ranch & Farm Sales, the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property in order to participate in real estate commission. If this condition is not met, fee participation, if any, will be at sole discretion of Southwest Ranch & Farm Sales.

For more information on this ranch please contact us at 972-542-8511.

Clarksville, Texas Climate

Clarksville, Texas gets 51 inches of rain, on average, per year.

Clarksville averages 1 inches of snow per year.

On average, there are 217 sunny days per year in Clarksville.

Clarksville gets some kind of precipitation, on average, 86 days per year.

Summer High: the July high is around 93 degrees
Winter Low: the January low is 30
Rain: averages 51 inches of rain a year
Snow: averages 1 inches of snow a year

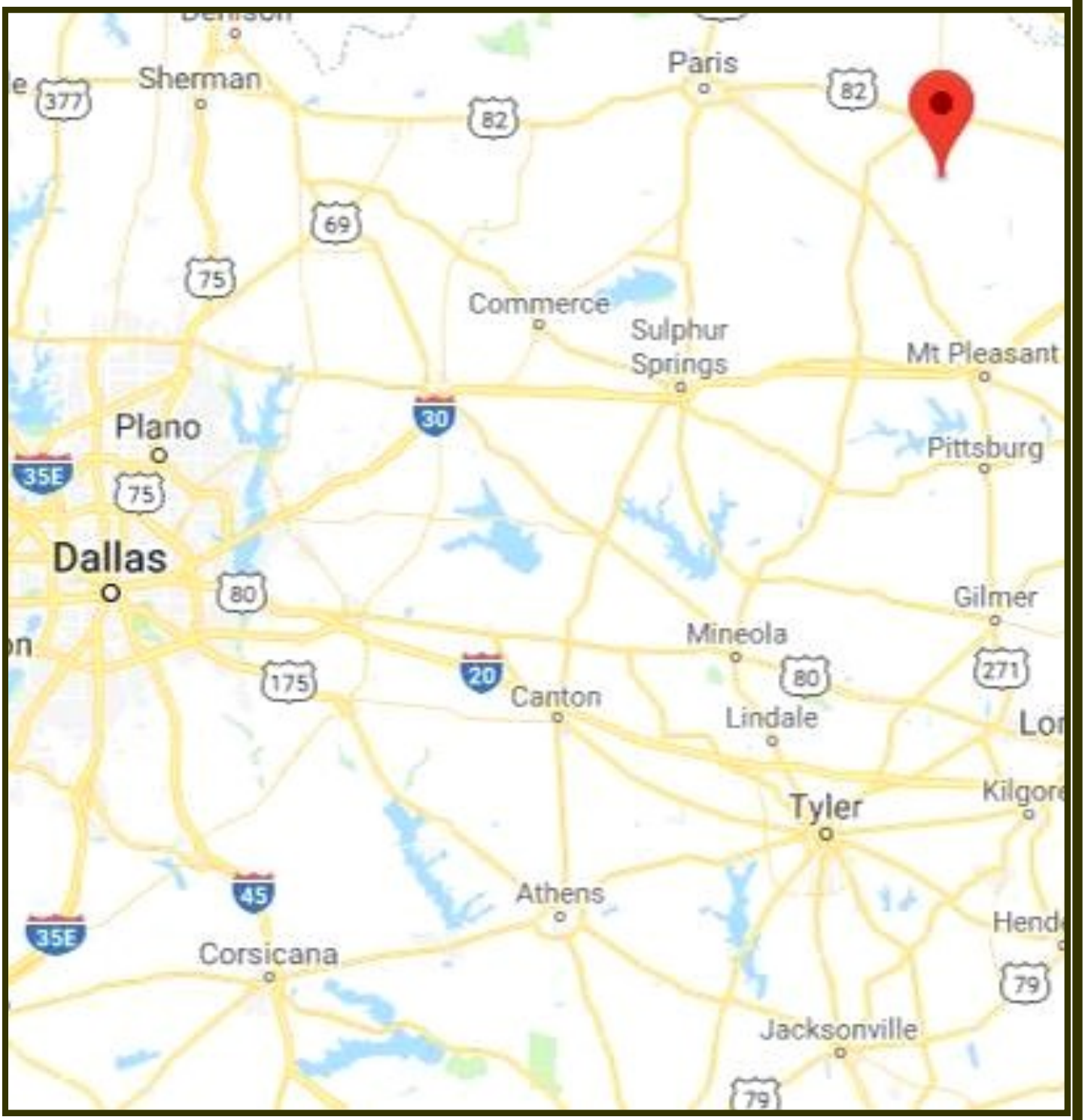
Source: https://www.bestplaces.net/climate/city/texas/clarksville

Weather averages

Month	High / Low(°F)	Rain
January	53° / 30°	5 days
February	58° / 34°	5 days
March	66° / 42°	6 days
April	74° / 50°	6 days
May	80° / 59°	7 days
June	88° / 67°	5 days
July	93° / 71°	4 days
August	93° / 70°	4 days
September	86° / 63°	5 days
October	76° / 51°	6 days
November	65° / 41°	5 days
December	56° / 33°	6 days

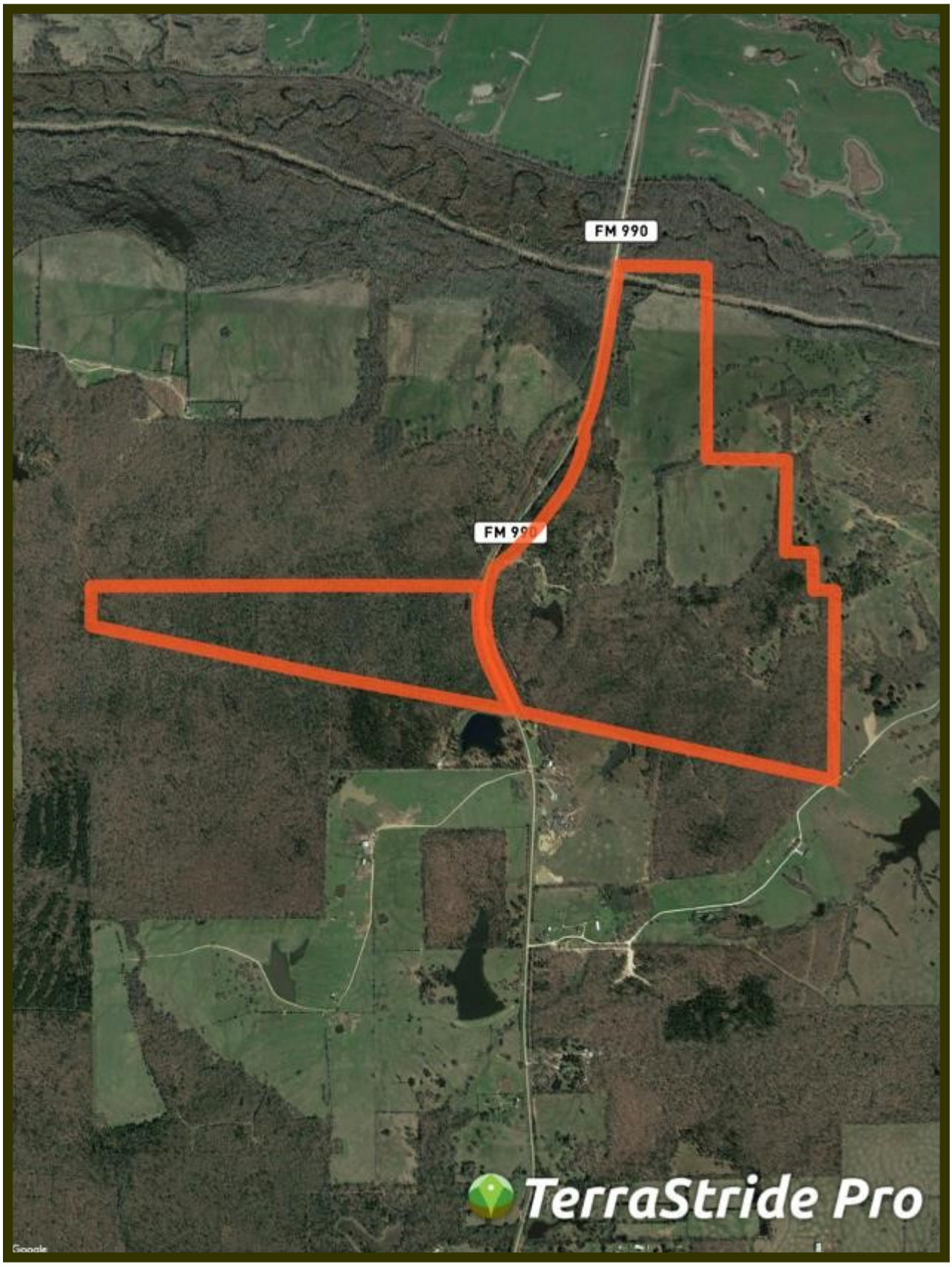
Source: NOAA

400 +/- Acres Hall Ranch Location

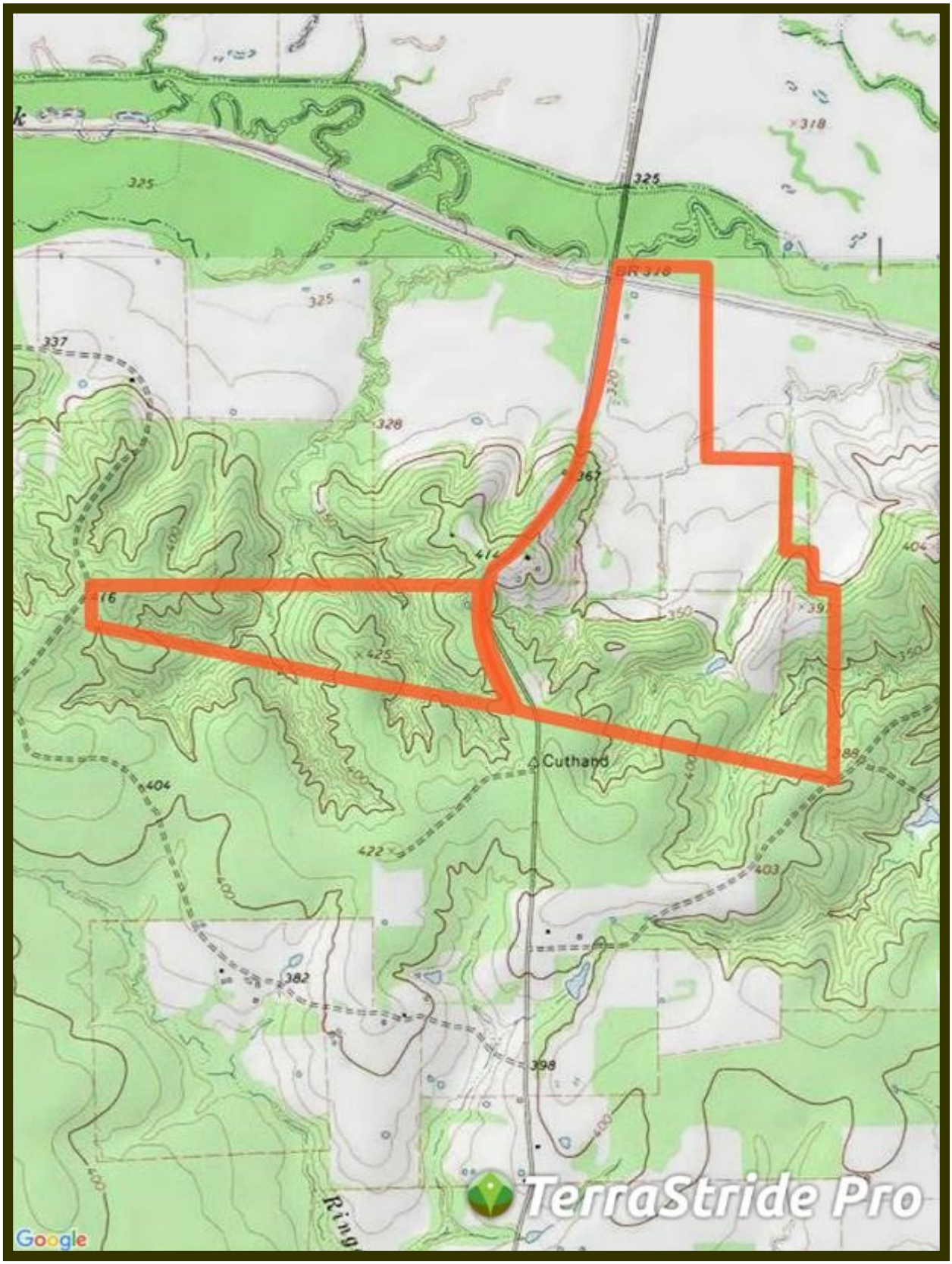


33.4897, -95.0566

400+/- Acres Hall Ranch Aerial Map

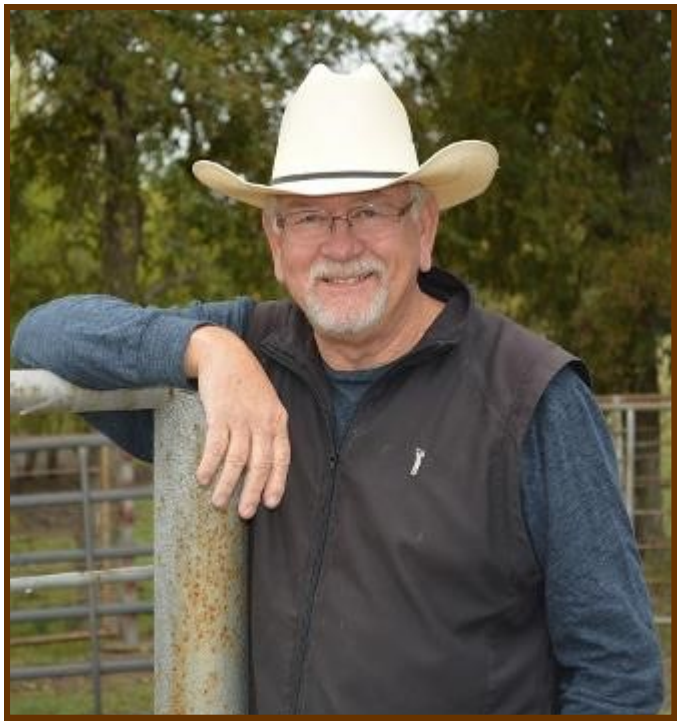


400 +/- Acres Hall Ranch Topo Map



Ranch and Farm Sales with a Difference

Southwest Ranch & Farm Sales; Your Experts in Ranch Real Estate



Jim Long

Jim Long grew up in Mt. Vernon, Texas and has lived in East Texas all his life. After graduating from The University of Texas in Austin, he and his wife, Sara, moved to McKinney and have lived there ever since.

Jim began selling real estate in 2000 and received his Texas broker license in 2004 and his Oklahoma broker's license in 2005. He grew up in a family that raised cattle and continues to raise cattle himself.

The dynamics of land have changed drastically in the last 10 years, especially the value. Staying abreast of the market is crucial in our business and we make every effort to be the most knowledgeable company out there.

Jim Long is a licensed Real Estate Broker with the Oklahoma Real Estate Commission and Texas Real Estate Commission.

Cattle Ranches, Farm Land, Hunting Properties, and Recreational Properties, 1031 Exchanges.

Call us at (972) 542-8511
or check out our website at www.swranchsales.com

11-2-2015

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Southwest Ranch & Farm Sales	414949	jim@swranchsales.com	972-542-8511
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James D. Long	481996	jim@swranchsales.com	972-542-8511
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____